

# \$1,360,000 - 116 Park Drive, Rural Rocky View County

MLS® #A2230749

**\$1,360,000**

5 Bedroom, 5.00 Bathroom, 3,820 sqft

Residential on 0.25 Acres

Cambridge Park, Rural Rocky View County, Alberta

Back on the Market Due to Financing... This incredible custom-built home in Cambridge Park Estates sits on a beautifully landscaped ¼ ACRE lot, backing onto tranquil green space with a bright south-facing backyard for all-day sun! With fantastic curb appeal, a massive driveway, and an oversized 3-car garage, this home offers 5 spacious bedrooms and 4.5 bathrooms, designed with a perfect blend of luxury, comfort, and practicality. The main floor stuns with gleaming hardwood floors, a gorgeous chef's kitchen plus a fully-equipped spice kitchen (butler's pantry) with loads of cabinetry and counter space, a formal dining area ideal for large gatherings, and a sunny breakfast nook with patio doors leading to a balcony overlooking the greenspace. The cozy family room is made for relaxing with its coffered ceiling, gas fireplace, and custom built-in shelves/entertainment unit, while the extra-large mudroom includes a walk-in closet for ultimate convenience. A main-floor bedroom with its own lovely 3-piece ensuite adds flexible space for guests or a home office, and there's also a stylish 2-piece powder room. Upstairs, all four bedrooms come with walk-in closets, plus a large bonus room, and a fabulous primary suite with a spa-like 5-piece ensuite. The upper level features upgraded carpet and 9-ft ceilings, adding even more comfort and elegance. The undeveloped walk-out basement offers



endless potential to create your perfect space, while the backyard is a private retreat with stamped concrete patio, a rock garden waterfall, trees, shrubs, and plenty of room to enjoy the peaceful surroundings. Step out your back gate to a large greenspace with walking paths and a nearby park. With quick access to Calgary, Chestermere, East Hills, and major routes like Stoney Trail, Hwy 1, and McKnight Blvd, this home offers the perfect balance of estate living and city convenience. Donâ€™t miss your chance to see it - book your private viewing today!

Built in 2012

**Essential Information**

MLS® #	A2230749
Price	\$1,360,000
Bedrooms	5
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	3,820
Acres	0.25
Year Built	2012
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

**Community Information**

Address	116 Park Drive
Subdivision	Cambridge Park
City	Rural Rocky View County
County	Rocky View County
Province	Alberta
Postal Code	T1Z 0A4

**Amenities**

Amenities	Other
Parking Spaces	6
Parking	Driveway, Additional Parking, Triple Garage Attached
# of Garages	3
Is Waterfront	Yes

### Interior

Interior Features	Ceiling Fan(s), Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Storage, Walk-In Closet(s), Bookcases, Built-in Features, Double Vanity, Granite Counters, High Ceilings, Soaking Tub, Sump Pump(s)
Appliances	Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer, Window Coverings, Built-In Oven, Electric Cooktop, Garage Control(s), Range
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Double Sided, Great Room
Has Basement	Yes
Basement	Full, Unfinished, Walk-Out

### Exterior

Exterior Features	Other, Private Yard, BBQ gas line
Lot Description	Back Lane, Back Yard, Garden, Landscaped, See Remarks, Backs on to Park/Green Space, Environmental Reserve, Fruit Trees/Shrub(s), Few Trees, Views, Waterfront
Roof	Asphalt Shingle
Construction	Stone, Wood Frame, Stucco
Foundation	Poured Concrete

### Additional Information

Date Listed	June 14th, 2025
Days on Market	75
Zoning	R-1
HOA Fees	100
HOA Fees Freq.	MON

### Listing Details

Listing Office	2% Realty
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